HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: March 2009

New Home Market

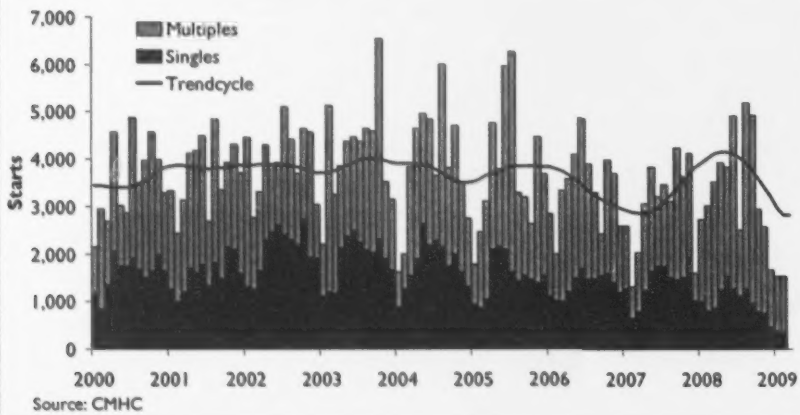
Fewer Housing Starts

A drop in single-detached and multi-family dwelling construction contributed to a reduction in building activity in the Toronto housing market during February. On an unadjusted basis, combined total housing starts for January and February were down by nearly 46 per cent compared to the first two months of 2008. The typically dynamic condominium apartment sector saw its starts scaled back by 42 per cent.

The sluggish housing construction so far this year is not unexpected. The global economic slowdown has adversely affected Toronto's labour market. Lack of job growth has meant fewer people entering the

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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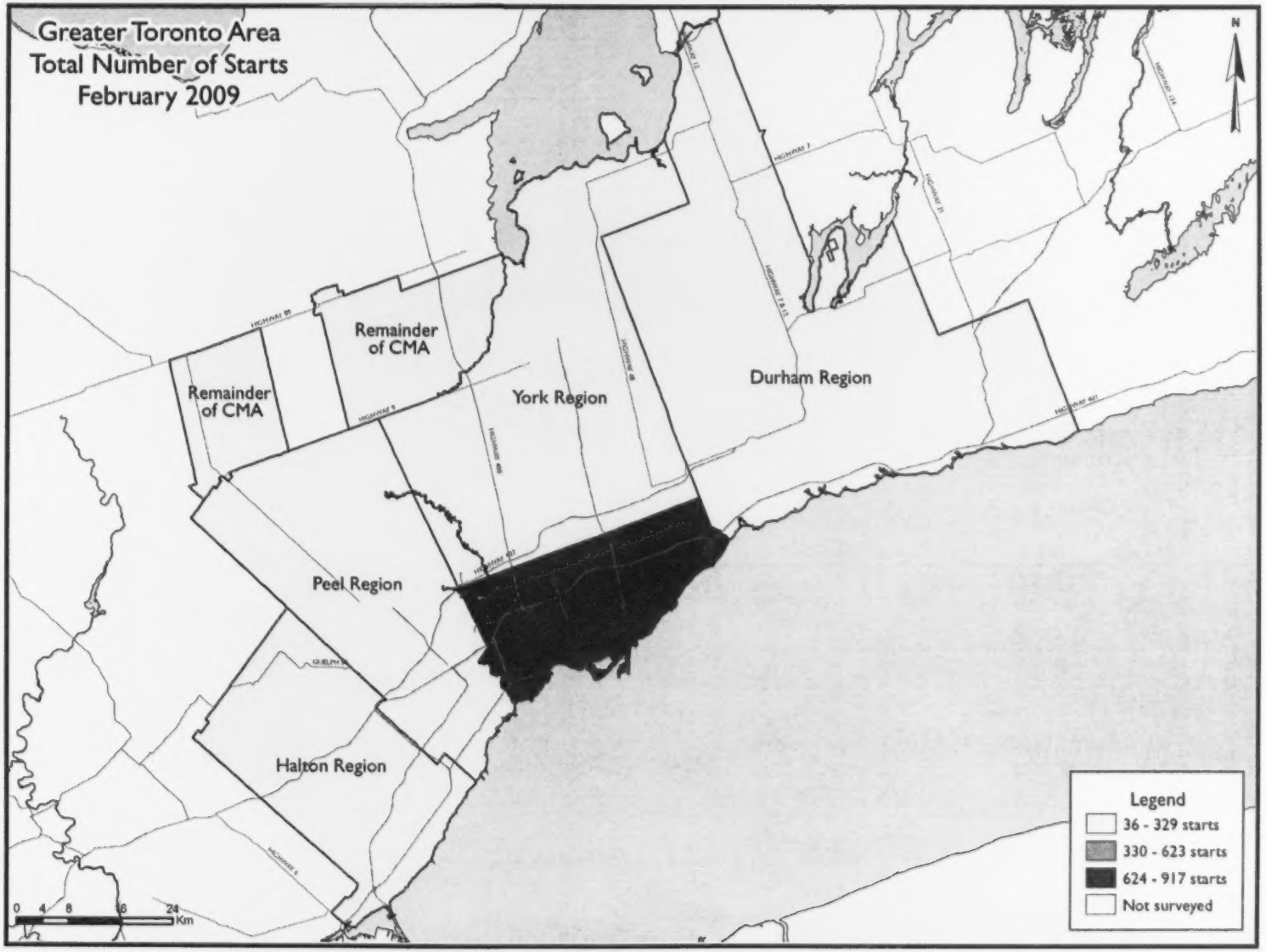
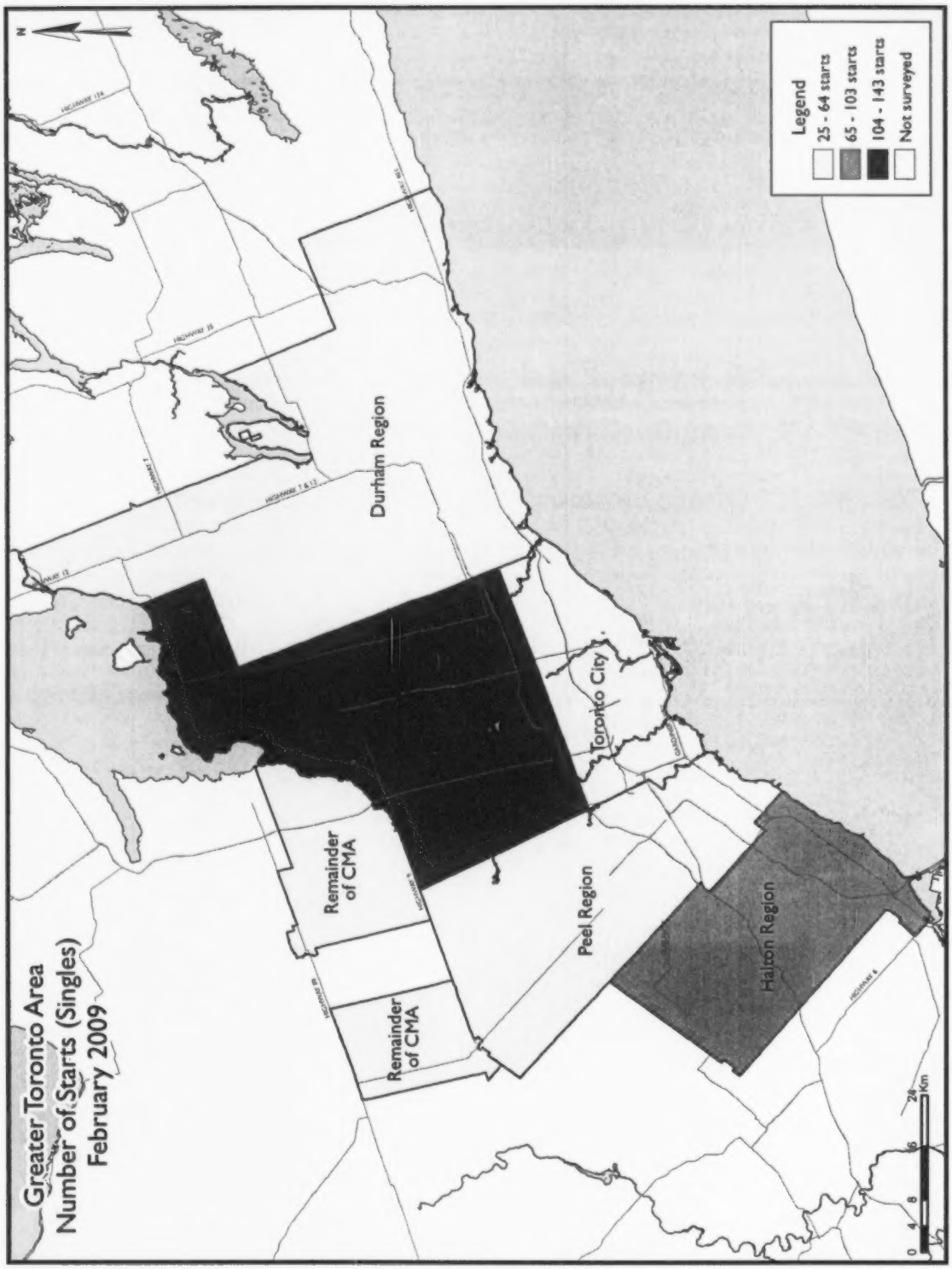
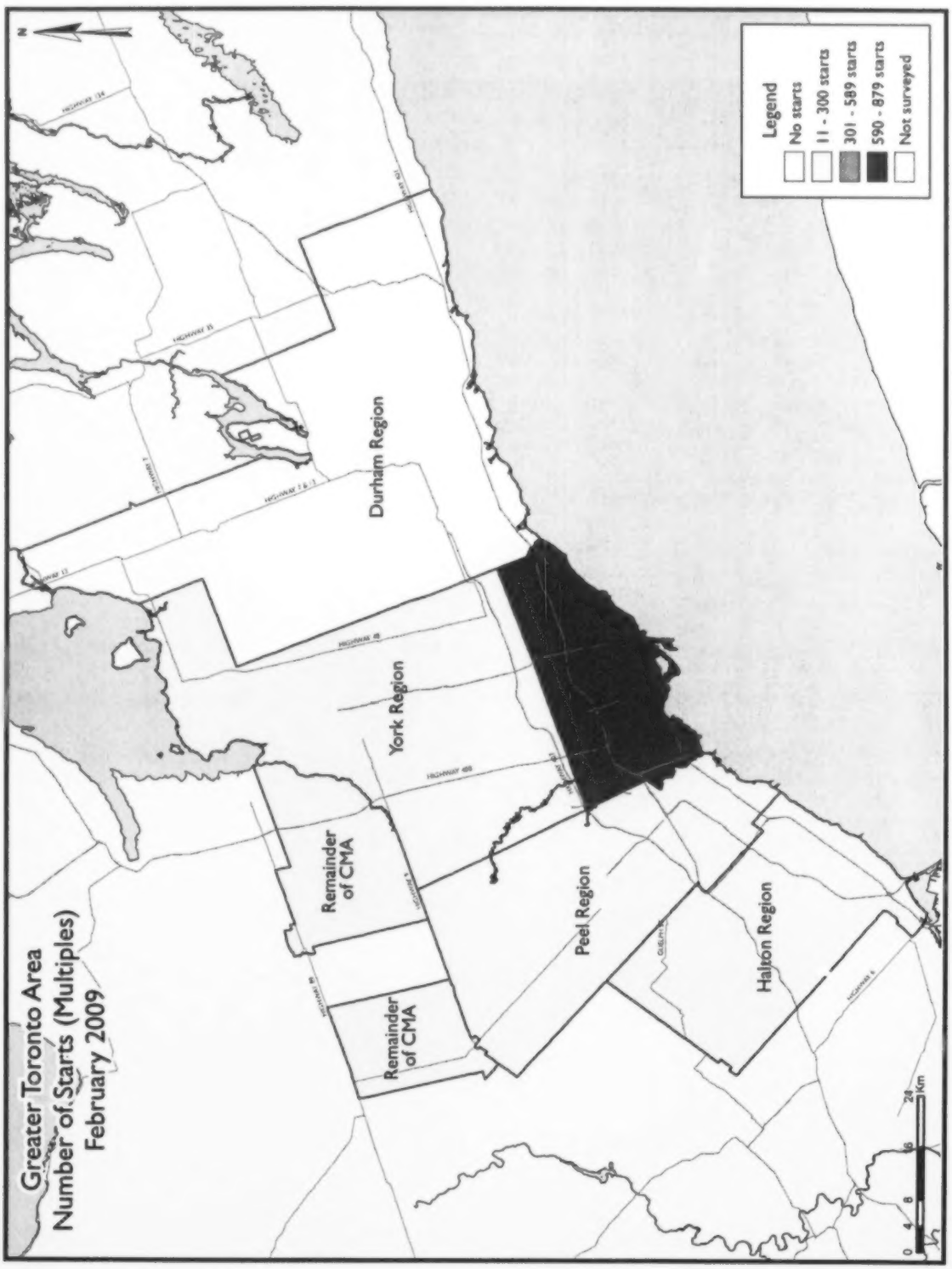
home ownership market. Economic uncertainty has also forced some potential homebuyers to defer their buying decisions for the time being.

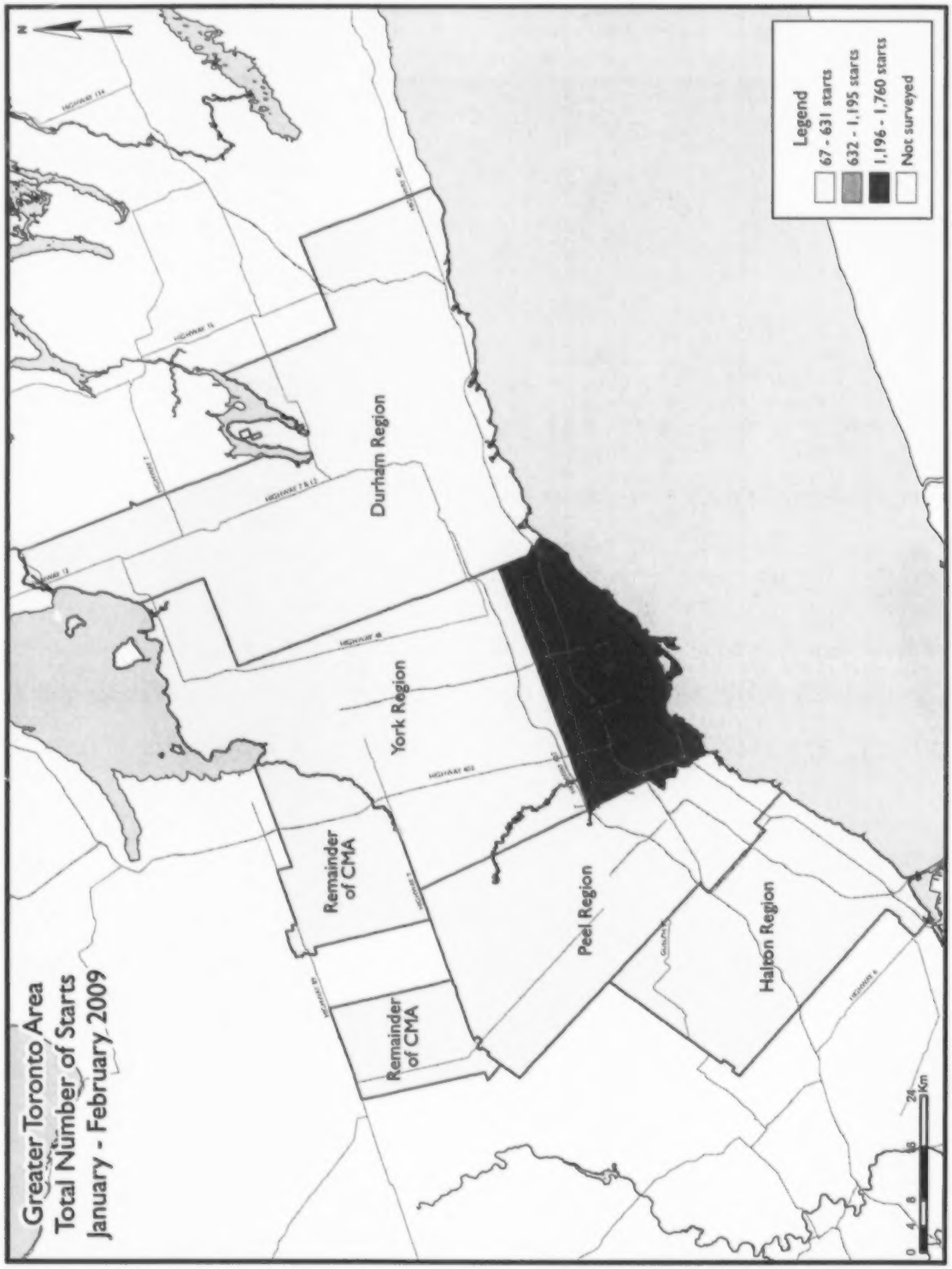
An increase in the new listings supply has meant that more buyers are able to choose from less expensive homes in the resale home market compared to higher priced pre-construction units.

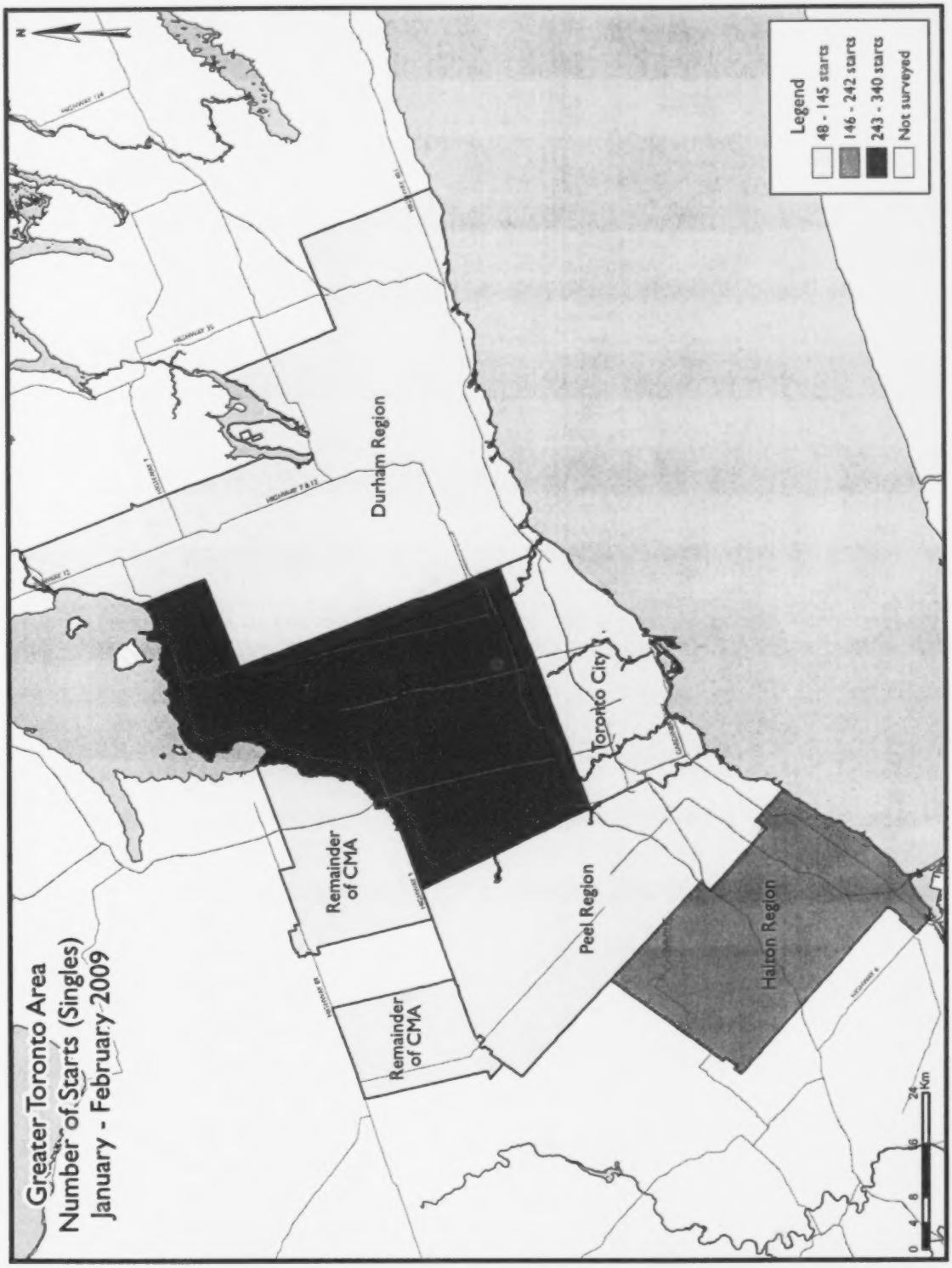
Despite low housing starts so far this year, prevailing low mortgage rates will continue to act as an incentive for first-time buyers to enter into home ownership.

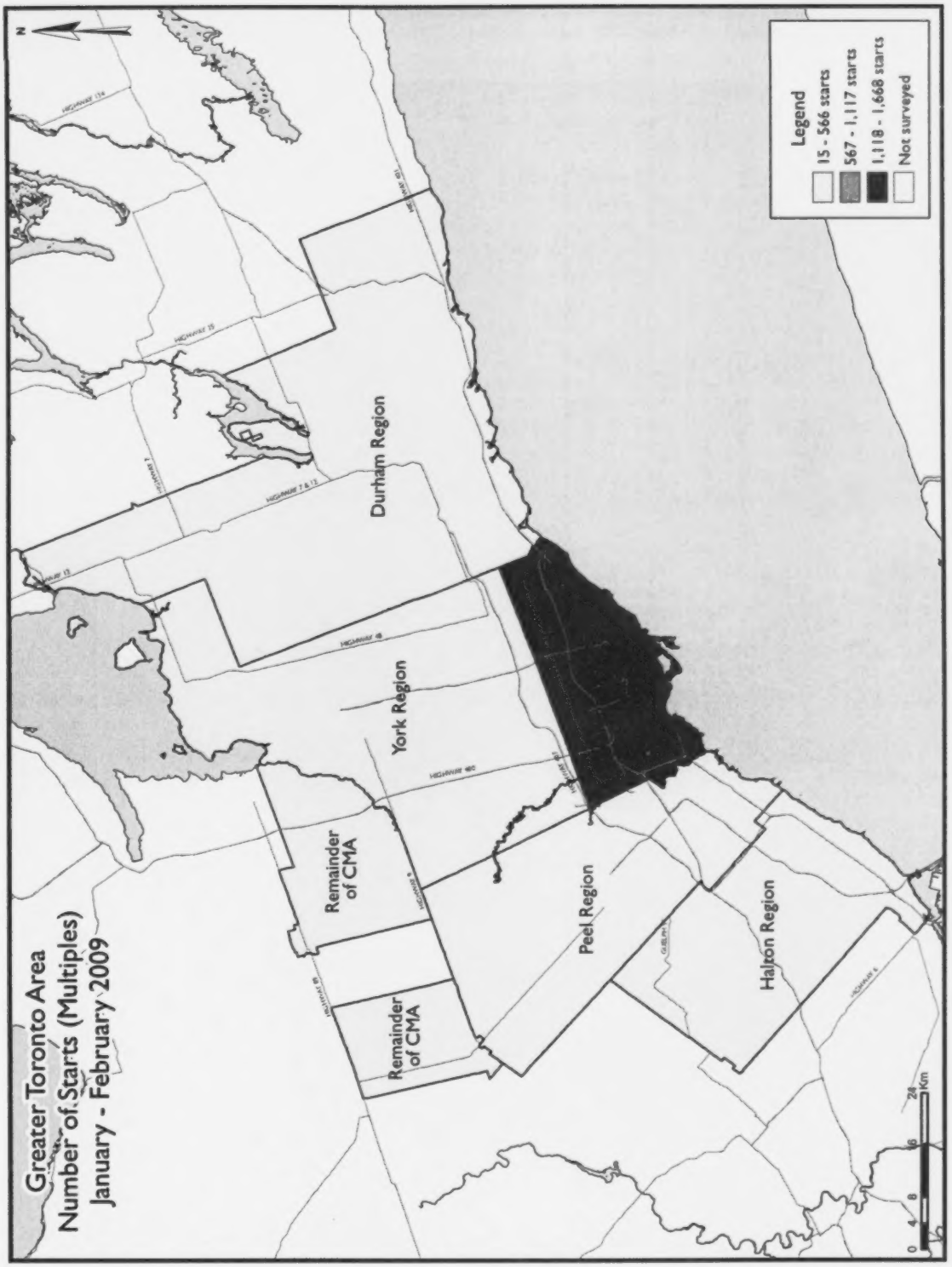

Greater Toronto Area
Total Number of Starts
February 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
36 - 329 starts
330 - 623 starts
624 - 917 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
February 2009
Legend
25 - 64 starts
65 - 103 starts
104 - 143 starts
Not surveyed
N
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
February 2009
Legend
No starts
11 - 300 starts
301 - 589 starts
590 - 879 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - February 2009
Legend
67 - 631 starts
632 - 1,195 starts
1,196 - 1,760 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - February 2009
Legend
48 - 145 starts
146 - 242 starts
243 - 340 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - February 2009
Legend
15 - 566 starts
567 - 1,117 starts
1,118 - 1,668 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 6
0 4 8 16 28 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2009	348	50	107	16	76	830	0	0	1,427
February 2008	784	114	122	0	18	1,651	0	215	2,904
% Change	-55.6	-56.1	-12.3	n/a	**	-49.7	n/a	-100.0	-50.9
Year-to-date 2009	799	274	279	16	106	1,499	0	10	2,983
Year-to-date 2008	1,706	242	408	0	186	2,545	0	422	5,509
% Change	-53.2	13.2	-31.6	n/a	-43.0	-41.1	n/a	-97.6	-45.9
UNDER CONSTRUCTION									
February 2009	6,433	1,808	2,305	81	1,403	34,883	16	1,754	48,683
February 2008	9,662	1,668	3,140	21	898	27,169	0	2,757	45,315
% Change	-33.4	8.4	-26.6	**	56.2	28.4	n/a	-36.4	7.4
COMPLETIONS									
February 2009	724	144	125	2	67	1,891	0	1	2,954
February 2008	1,025	108	314	2	75	2,317	0	0	3,841
% Change	-29.4	33.3	-60.2	0.0	-10.7	-18.4	n/a	n/a	-23.1
Year-to-date 2009	1,631	304	415	7	187	2,682	0	24	5,250
Year-to-date 2008	1,971	226	556	2	102	2,767	0	14	5,638
% Change	-17.3	34.5	-25.4	**	83.3	-3.1	n/a	71.4	-6.9
COMPLETED & NOT ABSORBED									
February 2009	634	57	101	0	32	291	16	31	1,162
February 2008	494	51	181	0	18	220	14	153	1,131
% Change	28.3	11.8	-44.2	n/a	77.8	32.3	14.3	-79.7	2.7
ABSORBED									
February 2009	691	134	125	2	60	1 876	0	91	2,979
February 2008	991	111	309	2	81	2 308	0	11	3,813
% Change	-30.3	20.7	-59.5	0.0	-25.9	-18.7	n/a	**	-21.9
Year-to-date 2009	1,602	302	398	7	176	2,684	0	108	5,277
Year-to-date 2008	1,900	230	557	2	109	2,742	0	38	5,578
% Change	-15.7	31.3	-28.5	**	61.5	-2.1	n/a	184.2	-5.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2009	19	0	0	0	0	0	0	0	19
February 2008	82	0	0	0	34	0	0	0	116
% Change	-76.8	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-83.6
Year-to-date 2009	52	0	0	0	0	0	0	0	52
Year-to-date 2008	185	2	8	0	34	0	0	0	229
% Change	-71.9	-100.0	-100.0	n/a	-100.0	n/a	n/a	n/a	-77.3
UNDER CONSTRUCTION									
February 2009	845	2	172	0	131	155	0	3	1,308
February 2008	1,181	8	168	0	215	203	0	146	1,921
% Change	-28.5	-75.0	2.4	n/a	-39.1	-23.6	n/a	-97.9	-31.9
COMPLETIONS									
February 2009	86	0	17	0	0	0	0	0	103
February 2008	100	0	12	0	0	0	0	0	112
% Change	-14.0	n/a	41.7	n/a	n/a	n/a	n/a	n/a	-8.0
Year-to-date 2009	167	0	36	0	19	0	0	0	222
Year-to-date 2008	238	2	25	0	0	36	0	0	301
% Change	-29.8	-100.0	44.0	n/a	n/a	-100.0	n/a	n/a	-26.2
COMPLETED & NOT ABSORBED									
February 2009	28	0	32	0	31	54	0	0	145
February 2008	37	1	13	0	11	97	0	0	159
% Change	-24.3	-100.0	146.2	n/a	181.8	-44.3	n/a	n/a	-8.8
ABSORBED									
February 2009	88	0	18	0	5	0	0	0	111
February 2008	105	0	14	0	1	0	0	0	120
% Change	-16.2	n/a	28.6	n/a	**	n/a	n/a	n/a	-7.5
Year-to-date 2009	173	0	35	0	30	0	0	0	238
Year-to-date 2008	248	4	28	0	6	24	0	0	310
% Change	-30.2	-100.0	25.0	n/a	**	-100.0	n/a	n/a	-23.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2009	365	52	96	0	93	830	0	82	1,518
February 2008	820	114	116	0	52	1,700	0	215	3,017
% Change	-55.5	-54.4	-17.2	n/a	78.8	-51.2	n/a	-61.9	-49.7
Year-to-date 2009	829	268	268	0	123	1,499	0	192	3,179
Year-to-date 2008	1,825	244	410	0	254	2,594	0	422	5,749
% Change	-54.6	9.8	-34.6	n/a	-51.6	-42.2	n/a	-54.5	-44.7
UNDER CONSTRUCTION									
February 2009	7,366	1,806	2,455	60	1,734	35,454	16	1,839	50,730
February 2008	10,885	1,706	3,387	10	1,230	27,488	0	2,903	47,609
% Change	-32.3	5.9	-27.5	**	41.0	29.0	n/a	-36.7	6.6
COMPLETIONS									
February 2009	815	144	142	4	73	1,891	0	1	3,070
February 2008	1,142	118	345	2	75	2,317	0	0	3,999
% Change	-28.6	22.0	-58.8	100.0	-2.7	-18.4	n/a	n/a	-23.2
Year-to-date 2009	1,805	308	457	10	212	2,682	0	24	5,498
Year-to-date 2008	2,220	242	600	2	118	2,803	0	14	5,999
% Change	-18.7	27.3	-23.8	**	79.7	-4.3	n/a	71.4	-8.4
COMPLETED & NOT ABSORBED									
February 2009	663	65	136	0	64	345	16	31	1,320
February 2008	543	52	196	0	37	317	14	163	1,322
% Change	22.1	25.0	-30.6	n/a	73.0	8.8	14.3	-81.0	-0.2
ABSORBED									
February 2009	784	135	145	4	71	1 876	0	91	3,106
February 2008	1,094	121	342	2	82	2 332	0	21	3,994
% Change	-28.3	11.6	-57.6	100.0	-13.4	-19.6	n/a	**	-22.2
Year-to-date 2009	1,782	314	454	10	212	2,684	0	108	5,564
Year-to-date 2008	2,140	248	604	2	133	2,790	0	68	5,985
% Change	-16.7	26.6	-24.8	**	59.4	-3.8	n/a	58.8	-7.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2009	38	2	47	0	0	830	0	0	917
February 2008	43	34	0	0	0	1,600	0	215	1,892
York Region									
February 2009	143	16	33	0	0	0	0	0	192
February 2008	295	18	39	0	0	0	0	0	352
Peel Region									
February 2009	61	2	0	0	76	0	0	0	139
February 2008	135	10	71	0	12	51	0	0	279
Halton Region									
February 2009	84	32	16	0	17	0	0	82	231
February 2008	244	44	6	0	6	49	0	0	349
Durham Region									
February 2009	39	0	0	0	0	0	0	0	39
February 2008	103	8	0	0	34	0	0	0	145
Toronto CMA									
February 2009	348	50	107	16	76	830	0	0	1,427
February 2008	784	114	122	0	18	1,651	0	215	2,904
Oshawa CMA									
February 2009	19	0	0	0	0	0	0	0	19
February 2008	82	0	0	0	34	0	0	0	116
Greater Toronto Area									
February 2009	365	52	96	0	93	830	0	82	1,518
February 2008	820	114	116	0	52	1,700	0	215	3,017

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2009	1,106	376	873	0	79	26,275	0	1,315	30,024
February 2008	1,170	266	1,114	0	127	21,202	0	1,832	25,711
York Region									
February 2009	2,227	428	706	2	201	3,595	0	11	7,170
February 2008	3,111	402	878	1	269	2,439	0	80	7,180
Peel Region									
February 2009	1,690	672	238	50	753	4,445	16	428	8,292
February 2008	3,249	722	480	2	126	3,093	0	845	8,517
Halton Region									
February 2009	1,168	268	266	3	564	984	0	82	3,335
February 2008	1,581	154	496	0	448	551	0	0	3,230
Durham Region									
February 2009	1,175	62	372	5	137	155	0	3	1,909
February 2008	1,774	162	419	7	260	203	0	146	2,971
Toronto CMA									
February 2009	6,433	1,808	2,305	81	1,403	34,883	16	1,754	48,683
February 2008	9,662	1,668	3,140	21	898	27,169	0	2,757	45,315
Oshawa CMA									
February 2009	845	2	172	0	131	155	0	3	1,308
February 2008	1,181	8	168	0	215	203	0	146	1,921
Greater Toronto Area									
February 2009	7,366	1,806	2,455	60	1,734	35,454	16	1,839	50,730
February 2008	10,885	1,706	3,387	10	1,230	27,488	0	2,903	47,609

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2009	54	54	13	0	0	1,891	0	0	2,012
February 2008	76	8	72	0	0	1,930	0	0	2,086
York Region									
February 2009	359	36	51	0	47	0	0	1	494
February 2008	442	44	82	0	46	249	0	0	863
Peel Region									
February 2009	137	38	12	0	0	0	0	0	187
February 2008	265	50	72	0	2	0	0	0	389
Halton Region									
February 2009	125	8	28	2	26	0	0	0	189
February 2008	181	14	88	0	27	138	0	0	448
Durham Region									
February 2009	140	8	38	2	0	0	0	0	188
February 2008	178	2	31	2	0	0	0	0	213
Toronto CMA									
February 2009	724	144	125	2	67	1,891	0	1	2,954
February 2008	1,025	108	314	2	75	2,317	0	0	3,841
Oshawa CMA									
February 2009	86	0	17	0	0	0	0	0	103
February 2008	100	0	12	0	0	0	0	0	112
Greater Toronto Area									
February 2009	815	144	142	4	73	1,891	0	1	3,070
February 2008	1,142	118	345	2	75	2,317	0	0	3,999

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2009	121	17	57	0	9	223	14	3	444
February 2008	119	11	37	0	0	209	14	153	543
York Region									
February 2009	9	2	25	0	17	68	0	0	121
February 2008	46	4	24	0	10	11	0	0	95
Peel Region									
February 2009	424	37	2	0	3	0	2	28	496
February 2008	254	21	73	0	4	0	0	0	352
Halton Region									
February 2009	64	9	10	0	4	0	0	0	87
February 2008	63	1	10	0	12	0	0	10	96
Durham Region									
February 2009	45	0	42	0	31	54	0	0	172
February 2008	61	15	52	0	11	97	0	0	236
Toronto CMA									
February 2009	634	57	101	0	32	291	16	31	1,162
February 2008	494	51	181	0	18	220	14	153	1,131
Oshawa CMA									
February 2009	28	0	32	0	31	54	0	0	145
February 2008	37	1	13	0	11	97	0	0	159
Greater Toronto Area									
February 2009	663	65	136	0	64	345	16	31	1,320
February 2008	543	52	196	0	37	317	14	163	1,322

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2009	57	54	17	0	0	1,875	0	3	2,006
February 2008	88	10	60	0	0	1,892	0	11	2,061
York Region									
February 2009	359	34	49	0	39	1	0	1	483
February 2008	440	44	88	0	53	278	0	0	903
Peel Region									
February 2009	112	30	11	0	0	0	0	87	240
February 2008	241	51	69	0	2	0	0	0	363
Halton Region									
February 2009	121	9	28	2	27	0	0	0	187
February 2008	158	14	86	0	26	162	0	10	456
Durham Region									
February 2009	135	8	40	2	5	0	0	0	190
February 2008	167	2	39	2	1	0	0	0	211
Toronto CMA									
February 2009	691	134	125	2	60	1,876	0	91	2,979
February 2008	991	111	309	2	81	2,308	0	11	3,813
Ottawa CMA									
February 2009	88	0	18	0	5	0	0	0	111
February 2008	105	0	14	0	1	0	0	0	120
Greater Toronto Area									
February 2009	784	135	145	4	71	1,876	0	91	3,106
February 2008	1,094	121	342	2	82	2,332	0	21	3,994

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Toronto City	38	43	2	34	47	0	830	1,815	917	1,892	-51.5
Toronto	5	14	0	14	9	0	269	1,815	283	1,843	-84.6
East York	1	0	0	0	0	0	0	0	1	0	n/a
Etobicoke	2	2	0	0	0	0	0	0	2	2	0.0
North York	4	17	2	0	0	0	0	0	6	17	-64.7
Scarborough	26	10	0	20	38	0	561	0	625	30	**
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	143	295	16	18	33	39	0	0	192	352	-45.5
Aurora	21	5	0	0	0	0	0	0	21	5	**
East Gwillimbury	0	0	2	0	0	0	0	0	2	0	n/a
Georgina Township	0	3	0	0	0	0	0	0	0	3	-100.0
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	5	146	10	8	33	6	0	0	48	160	-70.0
Newmarket	22	5	2	2	0	0	0	0	24	7	**
Richmond Hill	2	9	0	0	0	12	0	0	2	21	-90.5
Vaughan	33	89	2	0	0	15	0	0	35	104	-66.3
Whitchurch-Stouffville	60	38	0	8	0	6	0	0	60	52	15.4
Peel Region	61	135	2	10	76	83	0	51	139	279	-50.2
Brampton	58	81	2	8	0	0	0	51	60	140	-57.1
Caledon	1	1	0	0	0	0	0	0	1	1	0.0
Mississauga	2	53	0	2	76	83	0	0	78	138	-43.5
Halton Region	84	244	32	44	33	12	82	49	231	349	-33.8
Burlington	7	48	2	0	17	0	82	49	108	97	11.3
Halton Hills	8	4	0	0	0	0	0	0	8	4	100.0
Milton	65	121	30	44	0	0	0	0	95	165	-42.4
Oakville	4	71	0	0	16	12	0	0	20	83	-75.9
Durham Region	39	103	0	8	0	34	0	0	39	145	-73.1
Ajax	14	15	0	8	0	0	0	0	14	23	-39.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	5	34	0	0	0	0	0	0	5	34	-85.3
Oshawa	11	33	0	0	0	0	0	0	11	33	-66.7
Pickering	4	4	0	0	0	0	0	0	4	4	0.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	2	2	0	0	0	0	0	0	2	2	0.0
Whitby	3	15	0	0	0	34	0	0	3	49	-93.9
Remainder of Toronto CMA	25	94	0	0	11	6	0	0	36	100	-64.0
Bradford West Gwillimbury	8	32	0	0	0	0	0	0	8	32	-75.0
Town of Mono	7	3	0	0	0	0	0	0	7	3	133.3
New Tecumseth	9	52	0	0	11	6	0	0	20	58	-65.5
Orangeville	1	7	0	0	0	0	0	0	1	7	-85.7
Toronto CMA	364	784	50	114	183	140	830	1,866	1,427	2,904	-50.9
Oshawa CMA	19	82	0	0	0	34	0	0	19	116	-83.6
Greater Toronto Area (GTA)	365	820	52	114	189	168	912	1,915	1,518	3,017	-49.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	92	87	52	66	115	238	1,501	2,653	1,760	3,044	-42.2
Toronto	7	33	0	28	9	16	940	1,815	956	1,892	-49.5
East York	6	0	0	0	0	0	0	0	6	0	n/a
Etobicoke	9	11	0	0	0	5	0	127	9	143	-93.7
North York	29	29	46	2	23	0	0	599	98	630	-84.4
Scarborough	40	14	6	36	83	214	561	112	690	376	83.5
York	1	0	0	0	0	3	0	0	1	3	-66.7
York Region	340	638	32	82	122	92	8	7	502	819	-38.7
Aurora	57	6	12	0	0	0	0	0	69	6	**
East Gwillimbury	4	2	2	0	0	0	0	0	6	2	200.0
Georgina Township	3	16	0	0	0	0	0	0	3	16	-81.3
King Township	0	5	0	0	0	0	0	0	0	5	-100.0
Markham	23	310	12	66	52	6	8	7	95	389	-75.6
Newmarket	74	26	4	2	70	23	0	0	148	51	190.2
Richmond Hill	26	36	0	0	0	12	0	0	26	48	-45.8
Vaughan	53	175	2	0	0	45	0	0	55	220	-75.0
Whitchurch-Stouffville	100	62	0	14	0	6	0	0	100	82	22.0
Peel Region	113	353	118	32	76	113	0	251	307	749	-59.0
Brampton	110	168	6	10	0	18	0	251	116	447	-74.0
Caledon	1	3	0	0	0	0	0	0	1	3	-66.7
Mississauga	2	182	112	22	76	95	0	0	190	299	-36.5
Halton Region	201	524	66	50	63	144	82	105	412	823	-49.9
Burlington	8	105	2	2	17	32	82	49	109	188	-42.0
Halton Hills	13	5	0	0	0	0	0	0	13	5	160.0
Milton	168	248	64	48	24	100	0	56	256	452	-43.4
Oakville	12	166	0	0	22	12	0	0	34	178	-80.9
Durham Region	83	223	0	16	15	75	100	0	198	314	-36.9
Ajax	22	26	0	14	4	15	0	0	26	55	-52.7
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	17	69	0	2	0	0	0	0	17	71	-76.1
Oshawa	25	64	0	0	0	0	0	0	25	64	-60.9
Pickering	5	7	0	0	0	18	0	0	5	25	-80.0
Scugog	1	2	0	0	0	0	100	0	101	2	**
Uxbridge	2	3	0	0	11	0	0	0	13	3	**
Whitby	10	52	0	0	0	42	0	0	10	94	-89.4
Remainder of Toronto CMA	48	173	8	0	11	6	0	0	67	179	-62.6
Bradford West Gwillimbury	19	43	8	0	0	0	0	0	27	43	-37.2
Town of Mono	8	4	0	0	0	0	0	0	8	4	100.0
New Tecumseth	18	111	0	0	11	6	0	0	29	117	-75.2
Orangeville	3	15	0	0	0	0	0	0	3	15	-80.0
Toronto CMA	815	1,706	274	242	385	594	1,509	2,967	2,983	5,509	-45.9
Oshawa CMA	52	185	0	2	0	42	0	0	52	229	-77.3
Greater Toronto Area (GTA)	829	1,825	268	246	391	662	1,691	3,016	3,179	5,749	-44.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market February 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Toronto City	47	0	0	0	830	1,600	0	215
Toronto	9	0	0	0	269	1,600	0	215
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	38	0	0	0	561	0	0	0
York	0	0	0	0	0	0	0	0
York Region	33	39	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	33	6	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	12	0	0	0	0	0	0
Vaughan	0	15	0	0	0	0	0	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
Peel Region	76	83	0	0	0	51	0	0
Brampton	0	0	0	0	0	51	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	76	83	0	0	0	0	0	0
Halton Region	33	12	0	0	0	49	82	0
Burlington	17	0	0	0	0	49	82	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	16	12	0	0	0	0	0	0
Durham Region	0	34	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	34	0	0	0	0	0	0
Remainder of Toronto CMA	11	6	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	183	140	0	0	830	1,651	0	215
Oshawa CMA	0	34	0	0	0	0	0	0
Greater Toronto Area (GTA)	189	168	0	0	830	1,700	82	215

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	115	238	0	0	1,499	2,438	2	215
Toronto	9	16	0	0	938	1,600	2	215
East York	0	0	0	0	0	0	0	0
Etobicoke	0	5	0	0	0	127	0	0
North York	23	0	0	0	0	599	0	0
Scarborough	83	214	0	0	561	112	0	0
York	0	3	0	0	0	0	0	0
York Region	122	92	0	0	0	0	8	7
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	52	6	0	0	0	0	8	7
Newmarket	70	23	0	0	0	0	0	0
Richmond Hill	0	12	0	0	0	0	0	0
Vaughan	0	45	0	0	0	0	0	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
Peel Region	76	113	0	0	0	51	0	200
Brampton	0	18	0	0	0	51	0	200
Caledon	0	0	0	0	0	0	0	0
Mississauga	76	95	0	0	0	0	0	0
Halton Region	63	144	0	0	0	105	82	0
Burlington	17	32	0	0	0	49	82	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	24	100	0	0	0	56	0	0
Oakville	22	12	0	0	0	0	0	0
Durham Region	15	75	0	0	0	0	100	0
Ajax	4	15	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	18	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	100	0
Uxbridge	11	0	0	0	0	0	0	0
Whitby	0	42	0	0	0	0	0	0
Remainder of Toronto CMA	11	6	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	385	594	0	0	1,499	2,545	10	422
Oshawa CMA	0	42	0	0	0	0	0	0
Greater Toronto Area (GTA)	391	662	0	0	1,499	2,594	192	422

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Toronto City	87	77	830	1,600	0	215	917	1,892
Toronto	14	28	269	1,600	0	215	283	1,843
East York	1	0	0	0	0	0	1	0
Etobicoke	2	2	0	0	0	0	2	2
North York	6	17	0	0	0	0	6	17
Scarborough	64	30	561	0	0	0	625	30
York	0	0	0	0	0	0	0	0
York Region	192	352	0	0	0	0	192	352
Aurora	21	5	0	0	0	0	21	5
East Gwillimbury	2	0	0	0	0	0	2	0
Georgina Township	0	3	0	0	0	0	0	3
King Township	0	0	0	0	0	0	0	0
Markham	48	160	0	0	0	0	48	160
Newmarket	24	7	0	0	0	0	24	7
Richmond Hill	2	21	0	0	0	0	2	21
Vaughan	35	104	0	0	0	0	35	104
Whitchurch-Stouffville	60	52	0	0	0	0	60	52
Peel Region	63	216	76	63	0	0	139	279
Brampton	60	89	0	51	0	0	60	140
Caledon	1	1	0	0	0	0	1	1
Mississauga	2	126	76	12	0	0	78	138
Halton Region	132	294	17	55	82	0	231	349
Burlington	9	48	17	49	82	0	108	97
Halton Hills	8	4	0	0	0	0	8	4
Milton	95	165	0	0	0	0	95	165
Oakville	20	77	0	6	0	0	20	83
Durham Region	39	111	0	34	0	0	39	145
Ajax	14	23	0	0	0	0	14	23
Brock	0	0	0	0	0	0	0	0
Clarington	5	34	0	0	0	0	5	34
Oshawa	11	33	0	0	0	0	11	33
Pickering	4	4	0	0	0	0	4	4
Scugog	0	0	0	0	0	0	0	0
Uxbridge	2	2	0	0	0	0	2	2
Whitby	3	15	0	34	0	0	3	49
Remainder of Toronto CMA	20	100	16	0	0	0	36	100
Bradford West Gwillimbury	8	32	0	0	0	0	8	32
Town of Mono	0	3	7	0	0	0	7	3
New Tecumseth	11	58	9	0	0	0	20	58
Orangeville	1	7	0	0	0	0	1	7
Toronto CMA	505	1,020	922	1,669	0	215	1,427	2,904
Oshawa CMA	19	82	0	34	0	0	19	116
Greater Toronto Area (GTA)	513	1,050	923	1,752	82	215	1,518	3,017

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	259	361	1,499	2,468	2	215	1,760	3,044
Toronto	16	77	938	1,600	2	215	956	1,892
East York	6	0	0	0	0	0	6	0
Etobicoke	9	16	0	127	0	0	9	143
North York	98	31	0	599	0	0	98	630
Scarborough	129	234	561	142	0	0	690	376
York	1	3	0	0	0	0	1	3
York Region	494	804	0	8	8	7	502	819
Aurora	69	6	0	0	0	0	69	6
East Gwillimbury	6	2	0	0	0	0	6	2
Georgina Township	3	16	0	0	0	0	3	16
King Township	0	5	0	0	0	0	0	5
Markham	87	382	0	0	8	7	95	389
Newmarket	148	51	0	0	0	0	148	51
Richmond Hill	26	48	0	0	0	0	26	48
Vaughan	55	212	0	8	0	0	55	220
Whitchurch-Stouffville	100	82	0	0	0	0	100	82
Peel Region	231	474	76	75	0	200	307	749
Brampton	116	196	0	51	0	200	116	447
Caledon	1	3	0	0	0	0	1	3
Mississauga	114	275	76	24	0	0	190	299
Halton Region	283	578	47	245	82	0	412	823
Burlington	10	105	17	83	82	0	109	188
Halton Hills	13	5	0	0	0	0	13	5
Milton	232	296	24	156	0	0	256	452
Oakville	28	172	6	6	0	0	34	178
Durham Region	98	262	0	52	100	0	198	314
Ajax	26	55	0	0	0	0	26	55
Brock	1	0	0	0	0	0	1	0
Clarington	17	71	0	0	0	0	17	71
Oshawa	25	64	0	0	0	0	25	64
Pickering	5	7	0	18	0	0	5	25
Scugog	1	2	0	0	100	0	101	2
Uxbridge	13	3	0	0	0	0	13	3
Whitby	10	60	0	34	0	0	10	94
Remainder of Toronto CMA	51	179	16	0	0	0	67	179
Bradford West Gwillimbury	27	43	0	0	0	0	27	43
Town of Mono	1	4	7	0	0	0	8	4
New Tecumseth	20	117	9	0	0	0	29	117
Orangeville	3	15	0	0	0	0	3	15
Toronto CMA	1,352	2,356	1,621	2,731	10	422	2,983	5,509
Oshawa CMA	52	195	0	34	0	0	52	229
Greater Toronto Area (GTA)	1,365	2,479	1,622	2,848	192	422	3,179	5,749

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Toronto City	54	76	54	8	13	72	1,891	1,930	2,012	2,086	-3.5
Toronto	9	18	0	6	0	31	1,663	1,858	1,672	1,913	-12.6
East York	1	5	0	0	0	0	0	0	1	5	-80.0
Etobicoke	5	8	0	0	0	0	0	0	5	8	-37.5
North York	33	34	0	0	0	0	228	72	261	106	146.2
Scarborough	4	8	54	0	0	41	0	0	58	49	18.4
York	2	3	0	2	13	0	0	0	15	5	200.0
York Region	359	442	36	44	98	128	1	249	494	863	-42.8
Aurora	13	20	0	0	6	0	0	0	19	20	-5.0
East Gwillimbury	2	1	4	0	0	0	0	0	6	1	**
Georgina Township	8	14	0	0	0	0	0	0	8	14	-42.9
King Township	3	0	0	0	0	0	0	0	3	0	n/a
Markham	122	100	18	24	22	57	1	18	163	199	-18.1
Newmarket	21	9	0	0	0	4	0	0	21	13	61.5
Richmond Hill	11	42	0	4	0	36	0	0	11	82	-86.6
Vaughan	150	155	8	14	0	16	0	231	158	416	-62.0
Whitchurch-Stouffville	29	101	6	2	70	15	0	0	105	118	-11.0
Peel Region	137	265	38	52	12	72	0	0	187	389	-51.9
Brampton	116	245	38	28	12	20	0	0	166	293	-43.3
Caledon	4	8	0	2	0	0	0	0	4	10	-60.0
Mississauga	17	12	0	22	0	52	0	0	17	86	-80.2
Halton Region	127	181	10	14	52	115	0	138	189	448	-57.8
Burlington	20	48	2	10	4	19	0	0	26	77	-66.2
Halton Hills	1	10	0	0	0	12	0	0	1	22	-95.5
Milton	57	62	6	0	40	48	0	0	103	110	-6.4
Oakville	49	61	2	4	8	36	0	138	59	239	-75.3
Durham Region	142	180	8	2	38	31	0	0	188	213	-11.7
Ajax	46	39	8	2	0	15	0	0	54	56	-3.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	31	21	0	0	0	4	0	0	31	25	24.0
Oshawa	23	44	0	0	5	0	0	0	28	44	-36.4
Pickering	6	9	0	0	15	0	0	0	21	9	133.3
Scugog	1	10	0	0	0	0	0	0	1	10	-90.0
Uxbridge	3	22	0	0	6	4	0	0	9	26	-65.4
Whitby	32	35	0	0	12	8	0	0	44	43	2.3
Remainder of Toronto CMA	14	41	0	0	0	0	0	0	14	41	-65.9
Bradford West Gwillimbury	10	23	0	0	0	0	0	0	10	23	-56.5
Town of Mono	0	8	0	0	0	0	0	0	0	8	-100.0
New Tecumseth	2	2	0	0	0	0	0	0	2	2	0.0
Orangeville	2	8	0	0	0	0	0	0	2	8	-75.0
Toronto CMA	726	1,027	144	110	192	387	1,892	2,317	2,954	3,841	-23.1
Oshawa CMA	86	100	0	0	17	12	0	0	103	112	-8.0
Greater Toronto Area (GTA)	819	1,144	146	120	213	418	1,892	2,317	3,070	3,999	-23.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	133	134	54	14	140	145	2,690	2,332	3,017	2,625	14.9
Toronto	21	30	0	8	36	44	2,350	2,100	2,407	2,182	10.3
East York	5	6	0	0	0	0	0	0	5	6	-16.7
Etobicoke	18	22	0	2	0	0	0	0	18	24	-25.0
North York	61	53	0	2	91	0	228	232	380	287	32.4
Scarborough	26	20	54	0	0	89	112	0	192	109	76.1
York	2	3	0	2	13	12	0	0	15	17	-11.8
York Region	840	740	108	110	238	212	16	263	1,202	1,325	-9.3
Aurora	69	50	0	0	17	0	0	0	86	50	72.0
East Gwillimbury	9	1	4	0	4	0	0	0	17	1	**
Georgina Township	14	29	0	0	0	0	0	0	14	29	-51.7
King Township	3	1	0	0	0	0	0	0	3	1	200.0
Markham	310	175	84	44	60	83	16	28	470	330	42.4
Newmarket	70	13	0	0	0	17	0	0	70	30	133.3
Richmond Hill	24	73	2	4	0	58	0	4	26	139	-81.3
Vaughan	260	254	12	60	10	39	0	231	282	584	-51.7
Whitchurch-Stouffville	81	144	6	2	147	15	0	0	234	161	45.3
Peel Region	316	573	76	92	26	98	0	0	418	763	-45.2
Brampton	259	541	74	58	12	43	0	0	345	642	-46.3
Caledon	9	11	2	8	0	0	0	0	11	19	-42.1
Mississauga	48	21	0	26	14	55	0	0	62	102	-39.2
Halton Region	231	366	22	22	132	182	0	186	385	756	-49.1
Burlington	46	99	8	14	10	37	0	0	64	150	-57.3
Halton Hills	3	24	0	0	0	12	0	0	3	36	-91.7
Milton	109	96	12	4	114	66	0	48	235	214	9.8
Oakville	73	147	2	4	8	67	0	138	83	356	-76.7
Durham Region	295	409	52	10	129	75	0	36	476	530	-10.2
Ajax	86	94	52	8	10	42	0	0	148	144	2.8
Brock	9	0	0	0	0	0	0	0	9	0	n/a
Clarington	49	57	0	0	0	8	0	36	49	101	-51.5
Oshawa	54	98	0	0	24	0	0	0	78	98	-20.4
Pickering	12	23	0	0	58	0	0	0	70	23	**
Scugog	1	10	0	0	0	0	0	0	1	10	-90.0
Uxbridge	20	44	0	0	6	8	0	0	26	52	-50.0
Whitby	64	83	0	2	31	17	0	0	95	102	-6.9
Remainder of Toronto CMA	46	98	2	2	0	0	0	0	48	100	-52.0
Bradford West Gwillimbury	37	62	2	0	0	0	0	0	39	62	-37.1
Town of Mono	0	13	0	0	0	0	0	0	0	13	-100.0
New Tecumseth	3	10	0	2	0	0	0	0	3	12	-75.0
Orangeville	6	13	0	0	0	0	0	0	6	13	-53.8
Toronto CMA	1,638	1,973	306	234	600	650	2,706	2,781	5,250	5,638	-6.9
Oshawa CMA	167	238	0	2	55	25	0	36	222	301	-26.2
Greater Toronto Area (GTA)	1,815	2,222	312	248	665	712	2,706	2,817	5,498	5,997	-8.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Toronto City	13	72	0	0	1,891	1,930	0	0
Toronto	0	31	0	0	1,663	1,858	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	228	72	0	0
Scarborough	0	41	0	0	0	0	0	0
York	13	0	0	0	0	0	0	0
York Region	90	128	0	0	0	249	1	0
Aurora	6	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	22	57	0	0	0	18	1	0
Newmarket	0	4	0	0	0	0	0	0
Richmond Hill	0	36	0	0	0	0	0	0
Vaughan	0	16	0	0	0	231	0	0
Whitchurch-Stouffville	70	15	0	0	0	0	0	0
Peel Region	12	72	0	0	0	0	0	0
Brampton	12	20	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	52	0	0	0	0	0	0
Halton Region	52	115	0	0	0	138	0	0
Burlington	4	19	0	0	0	0	0	0
Halton Hills	0	12	0	0	0	0	0	0
Milton	40	48	0	0	0	0	0	0
Oakville	8	36	0	0	0	138	0	0
Durham Region	38	31	0	0	0	0	0	0
Ajax	0	15	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	0	0	0	0
Oshawa	5	0	0	0	0	0	0	0
Pickering	15	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	4	0	0	0	0	0	0
Whitby	12	8	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	192	387	0	0	1,891	2,317	1	0
Oshawa CMA	17	12	0	0	0	0	0	0
Greater Toronto Area (GTA)	213	418	0	0	1,891	2,317	1	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	140	145	0	0	2,682	2,332	8	0
Toronto	36	44	0	0	2,342	2,100	8	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	91	0	0	0	228	232	0	0
Scarborough	0	89	0	0	112	0	0	0
York	13	12	0	0	0	0	0	0
York Region	238	212	0	0	0	249	16	14
Aurora	17	0	0	0	0	0	0	0
East Gwillimbury	4	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	60	83	0	0	0	18	16	10
Newmarket	0	17	0	0	0	0	0	0
Richmond Hill	0	58	0	0	0	0	0	4
Vaughan	10	39	0	0	0	231	0	0
Whitchurch-Stouffville	147	15	0	0	0	0	0	0
Peel Region	26	98	0	0	0	0	0	0
Brampton	12	43	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	14	55	0	0	0	0	0	0
Halton Region	132	182	0	0	0	186	0	0
Burlington	10	37	0	0	0	0	0	0
Halton Hills	0	12	0	0	0	0	0	0
Milton	114	66	0	0	0	48	0	0
Oakville	8	67	0	0	0	138	0	0
Durham Region	129	75	0	0	0	36	0	0
Ajax	10	42	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	8	0	0	0	36	0	0
Oshawa	24	0	0	0	0	0	0	0
Pickering	58	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	8	0	0	0	0	0	0
Whitby	31	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	600	650	0	0	2,682	2,767	24	14
Oshawa CMA	55	25	0	0	0	36	0	0
Greater Toronto Area (GTA)	665	712	0	0	2,682	2,803	24	14

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Toronto City	121	156	1,891	1,930	0	0	2,012	2,086
Toronto	9	55	1,663	1,858	0	0	1,672	1,913
East York	1	5	0	0	0	0	1	5
Etobicoke	5	8	0	0	0	0	5	8
North York	33	34	228	72	0	0	261	106
Scarborough	58	49	0	0	0	0	58	49
York	15	5	0	0	0	0	15	5
York Region	446	568	47	295	1	0	494	863
Aurora	19	20	0	0	0	0	19	20
East Gwillimbury	6	1	0	0	0	0	6	1
Georgina Township	8	14	0	0	0	0	8	14
King Township	3	0	0	0	0	0	3	0
Markham	151	146	11	53	1	0	163	199
Newmarket	21	13	0	0	0	0	21	13
Richmond Hill	11	82	0	0	0	0	11	82
Vaughan	158	185	0	231	0	0	158	416
Whitchurch-Stouffville	69	107	36	11	0	0	105	118
Peel Region	187	387	0	2	0	0	187	389
Brampton	166	293	0	0	0	0	166	293
Caledon	4	8	0	2	0	0	4	10
Mississauga	17	86	0	0	0	0	17	86
Halton Region	161	283	28	165	0	0	189	448
Burlington	18	77	8	0	0	0	26	77
Halton Hills	1	22	0	0	0	0	1	22
Milton	91	90	12	20	0	0	103	110
Oakville	51	94	8	145	0	0	59	239
Durham Region	186	211	2	2	0	0	188	213
Ajax	54	56	0	0	0	0	54	56
Brock	0	0	0	0	0	0	0	0
Clarington	31	25	0	0	0	0	31	25
Oshawa	28	44	0	0	0	0	28	44
Pickering	21	9	0	0	0	0	21	9
Scugog	1	10	0	0	0	0	1	10
Uxbridge	7	24	2	2	0	0	9	26
Whitby	44	43	0	0	0	0	44	43
Remainder of Toronto CMA	14	41	0	0	0	0	14	41
Bradford West Gwillimbury	10	23	0	0	0	0	10	23
Town of Mono	0	8	0	0	0	0	0	8
New Tecumseth	2	2	0	0	0	0	2	2
Orangeville	2	8	0	0	0	0	2	8
Toronto CMA	993	1,447	1,960	2,394	1	0	2,954	3,841
Oshawa CMA	103	112	0	0	0	0	103	112
Greater Toronto Area (GTA)	1,101	1,605	1,968	2,394	1	0	3,070	3,999

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	280	293	2,729	2,332	8	0	3,017	2,625
Toronto	33	82	2,366	2,100	8	0	2,407	2,182
East York	5	6	0	0	0	0	5	6
Etobicoke	18	24	0	0	0	0	18	24
North York	129	55	251	232	0	0	380	287
Scarborough	80	109	112	0	0	0	192	109
York	15	17	0	0	0	0	15	17
York Region	1,129	1,016	57	295	16	14	1,202	1,325
Aurora	86	50	0	0	0	0	86	50
East Gwillimbury	17	1	0	0	0	0	17	1
Georgina Township	14	29	0	0	0	0	14	29
King Township	3	1	0	0	0	0	3	1
Markham	443	267	11	53	16	10	470	330
Newmarket	70	30	0	0	0	0	70	30
Richmond Hill	26	135	0	0	0	4	26	139
Vaughan	272	353	10	231	0	0	282	584
Whitchurch-Stouffville	198	150	36	11	0	0	234	161
Peel Region	415	754	3	9	0	0	418	763
Brampton	345	642	0	0	0	0	345	642
Caledon	8	13	3	6	0	0	11	19
Mississauga	62	99	0	3	0	0	62	102
Halton Region	295	507	90	249	0	0	385	756
Burlington	55	132	9	18	0	0	64	150
Halton Hills	3	36	0	0	0	0	3	36
Milton	162	128	73	86	0	0	235	214
Oakville	75	211	8	145	0	0	83	356
Durham Region	451	492	25	38	0	0	476	530
Ajax	148	144	0	0	0	0	148	144
Brock	9	0	0	0	0	0	9	0
Clarington	49	65	0	36	0	0	49	101
Oshawa	78	98	0	0	0	0	78	98
Pickering	70	23	0	0	0	0	70	23
Scugog	1	10	0	0	0	0	1	10
Uxbridge	20	50	6	2	0	0	26	52
Whitby	76	102	19	0	0	0	95	102
Remainder of Toronto CMA	48	98	0	2	0	0	48	100
Bradford West Gwillimbury	39	62	0	0	0	0	39	62
Town of Mono	0	13	0	0	0	0	0	13
New Tecumseth	3	10	0	2	0	0	3	12
Orangeville	6	13	0	0	0	0	6	13
Toronto CMA	2,350	2,753	2,876	2,871	24	14	5,250	5,638
Oshawa CMA	203	265	19	36	0	0	222	301
Greater Toronto Area (GTA)	2,570	3,062	2,904	2,923	24	14	5,498	5,999

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2009	0	0.0	0	0.0	4	7.0	0	0.0	53	93.0	57	950,000	1,055,162
February 2008	2	2.3	0	0.0	2	2.3	10	11.4	74	84.1	88	900,000	1,168,583
Year-to-date 2009	0	0.0	2	1.5	6	4.6	6	4.6	117	89.3	131	900,000	980,019
Year-to-date 2008	2	1.2	2	1.2	5	3.1	16	9.9	137	84.6	162	900,000	1,102,276
Toronto													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,397,500	1,461,643
February 2008	0	0.0	0	0.0	1	3.4	1	3.4	27	93.1	29	1,000,000	1,205,610
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,200,000	1,469,240
Year-to-date 2008	0	0.0	0	0.0	1	2.4	3	7.1	38	90.5	42	900,000	1,158,659
East York													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Etobicoke													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	950,000	922,429
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	900,000	1,024,524
North York													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	1,000,000	1,068,775
February 2008	2	5.9	0	0.0	0	0.0	1	2.9	31	91.2	34	999,000	1,462,773
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	950,000	1,016,518
Year-to-date 2008	2	2.7	0	0.0	0	0.0	2	2.7	71	94.7	75	1,099,000	1,300,500
Scarborough													
February 2009	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
February 2008	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
Year-to-date 2009	0	0.0	2	7.4	6	22.2	6	22.2	13	48.1	27	469,990	492,775
Year-to-date 2008	0	0.0	2	11.8	4	23.5	7	41.2	4	23.5	17	416,900	429,098
York													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2009	3	0.8	6	1.7	16	4.5	110	30.6	224	62.4	359	539,990	557,795
February 2008	3	0.7	7	1.6	36	8.2	200	45.5	194	44.1	440	480,945	508,831
Year-to-date 2009	3	0.4	20	2.4	62	7.4	269	32.1	483	57.7	837	527,990	551,526
Year-to-date 2008	6	0.8	30	4.1	73	9.9	322	43.6	307	41.6	738	473,875	501,270
Aurora													
February 2009	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	558,900	538,543
February 2008	0	0.0	0	0.0	0	0.0	15	78.9	4	21.1	19	475,990	489,450
Year-to-date 2009	0	0.0	0	0.0	1	1.4	34	49.3	34	49.3	69	487,990	515,739
Year-to-date 2008	0	0.0	0	0.0	2	4.1	31	63.3	16	32.7	49	475,900	482,907
East Gwillimbury													
February 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	3	33.3	1	11.1	5	55.6	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Georgina Township													
February 2009	3	37.5	1	12.5	3	37.5	1	12.5	0	0.0	8	--	--
February 2008	3	21.4	6	42.9	2	14.3	0	0.0	3	21.4	14	331,445	402,777
Year-to-date 2009	3	21.4	4	28.6	5	35.7	1	7.1	1	7.1	14	353,150	373,211
Year-to-date 2008	5	17.2	11	37.9	6	20.7	0	0.0	7	24.1	29	345,900	404,071
King Township													
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Markham													
February 2009	0	0.0	0	0.0	3	2.5	49	40.2	70	57.4	122	530,945	524,674
February 2008	0	0.0	1	1.0	7	7.0	48	48.0	44	44.0	100	465,990	484,834
Year-to-date 2009	0	0.0	0	0.0	5	1.6	108	35.0	196	63.4	309	547,990	555,808
Year-to-date 2008	0	0.0	12	6.9	33	18.9	74	42.3	56	32.0	175	440,990	467,640
Newmarket													
February 2009	0	0.0	5	23.8	9	42.9	7	33.3	0	0.0	21	357,990	382,420
February 2008	0	0.0	0	0.0	4	44.4	3	33.3	2	22.2	9	--	--
Year-to-date 2009	0	0.0	16	22.9	38	54.3	12	17.1	4	5.7	70	354,990	383,158
Year-to-date 2008	0	0.0	0	0.0	4	30.8	3	23.1	6	46.2	13	435,000	463,203
Richmond Hill													
February 2009	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	590,000	870,071
February 2008	0	0.0	0	0.0	0	0.0	24	57.1	18	42.9	42	481,400	624,668
Year-to-date 2009	0	0.0	0	0.0	0	0.0	9	37.5	15	62.5	24	543,990	687,185
Year-to-date 2008	0	0.0	0	0.0	1	1.4	37	50.7	35	47.9	73	490,990	596,627
Vaughan													
February 2009	0	0.0	0	0.0	1	0.7	28	18.7	121	80.7	150	583,490	598,923
February 2008	0	0.0	0	0.0	3	1.9	45	29.2	106	68.8	154	531,945	538,782
Year-to-date 2009	0	0.0	0	0.0	4	1.6	49	19.0	205	79.5	258	570,445	602,805
Year-to-date 2008	1	0.4	0	0.0	5	2.0	81	32.0	166	65.6	253	522,990	541,492
Whitchurch-Stouffville													
February 2009	0	0.0	0	0.0	0	0.0	20	69.0	9	31.0	29	475,960	519,608
February 2008	0	0.0	0	0.0	20	19.8	65	64.4	16	15.8	101	426,265	463,382
Year-to-date 2009	0	0.0	0	0.0	6	7.4	55	67.9	20	24.7	81	461,165	502,033
Year-to-date 2008	0	0.0	7	4.9	22	15.3	96	66.7	19	13.2	144	418,000	445,699

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2009	0	0.0	2	1.8	17	15.2	48	42.9	45	40.2	112	456,400	555,560
February 2008	4	1.7	34	14.1	84	34.9	67	27.8	52	21.6	241	399,900	459,244
Year-to-date 2009	1	0.3	6	2.0	59	19.4	126	41.4	112	36.8	304	452,445	501,834
Year-to-date 2008	7	1.4	74	15.1	162	33.1	143	29.2	103	21.1	489	401,400	444,390
Brampton													
February 2009	0	0.0	2	2.2	17	18.7	45	49.5	27	29.7	91	438,990	458,300
February 2008	4	1.8	34	15.5	84	38.4	62	28.3	35	16.0	219	390,990	418,667
Year-to-date 2009	0	0.0	6	2.4	58	23.4	117	47.2	67	27.0	248	435,400	456,079
Year-to-date 2008	7	1.5	74	16.4	162	35.8	137	30.3	72	15.9	452	392,990	419,254
Caledon													
February 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2009	1	12.5	0	0.0	0	0.0	1	12.5	6	75.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	675,000	1,072,727
Mississauga													
February 2009	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	850,000	939,867
February 2008	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	545,900	643,914
Year-to-date 2009	0	0.0	0	0.0	1	2.1	8	16.7	39	81.3	48	570,400	688,783
Year-to-date 2008	0	0.0	0	0.0	0	0.0	5	19.2	21	80.8	26	550,900	615,531
Halton Region													
February 2009	0	0.0	1	0.8	19	15.4	46	37.4	57	46.3	123	489,900	644,854
February 2008	0	0.0	10	6.3	47	29.7	52	32.9	49	31.0	158	420,400	523,101
Year-to-date 2009	0	0.0	2	0.8	37	15.4	97	40.4	104	43.3	240	473,445	614,162
Year-to-date 2008	0	0.0	16	4.6	105	30.1	107	30.7	121	34.7	349	427,990	532,645
Burlington													
February 2009	0	0.0	0	0.0	1	4.8	10	47.6	10	47.6	21	495,990	787,421
February 2008	0	0.0	4	10.3	13	33.3	20	51.3	2	5.1	39	402,000	426,915
Year-to-date 2009	0	0.0	1	1.8	6	10.9	22	40.0	26	47.3	55	493,990	640,101
Year-to-date 2008	0	0.0	5	5.5	37	40.7	38	41.8	11	12.1	91	402,000	495,708
Halton Hills													
February 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2008	0	0.0	0	0.0	6	60.0	2	20.0	2	20.0	10	395,400	544,620
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2008	0	0.0	3	11.1	14	51.9	7	25.9	3	11.1	27	390,900	454,544
Milton													
February 2009	0	0.0	1	1.8	14	24.6	28	49.1	14	24.6	57	429,900	476,146
February 2008	0	0.0	6	10.0	27	45.0	27	45.0	0	0.0	60	399,900	394,617
Year-to-date 2009	0	0.0	1	0.9	27	24.3	65	58.6	18	16.2	111	430,900	458,423
Year-to-date 2008	0	0.0	8	8.2	53	54.6	35	36.1	1	1.0	97	398,900	398,498
Oakville													
February 2009	0	0.0	0	0.0	4	9.1	7	15.9	33	75.0	44	591,490	800,796
February 2008	0	0.0	0	0.0	1	2.0	3	6.1	45	91.8	49	625,000	752,592
Year-to-date 2009	0	0.0	0	0.0	4	5.8	7	10.1	58	84.1	69	656,990	852,603
Year-to-date 2008	0	0.0	0	0.0	1	0.7	27	20.1	106	79.1	134	590,995	670,573

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2009	26	19.0	25	18.2	21	15.3	37	27.0	28	20.4	137	397,700	424,374
February 2008	50	29.6	24	14.2	25	14.8	34	20.1	36	21.3	169	368,990	401,078
Year-to-date 2009	64	22.9	54	19.3	47	16.8	60	21.4	55	19.6	280	371,440	409,903
Year-to-date 2008	118	29.2	59	14.6	53	13.1	75	18.6	99	24.5	404	371,240	403,993
Ajax													
February 2009	0	0.0	0	0.0	6	15.0	28	70.0	6	15.0	40	479,900	471,313
February 2008	2	6.3	1	3.1	2	6.3	12	37.5	15	46.9	32	499,900	489,357
Year-to-date 2009	3	4.0	1	1.3	14	18.7	38	50.7	19	25.3	75	479,900	472,323
Year-to-date 2008	2	2.3	2	2.3	5	5.7	30	34.1	49	55.7	88	504,950	506,008
Brock													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2009	11	35.5	6	19.4	3	9.7	3	9.7	8	25.8	31	329,990	419,585
February 2008	8	34.8	5	21.7	5	21.7	5	21.7	0	0.0	23	342,900	340,585
Year-to-date 2009	19	38.0	11	22.0	6	12.0	4	8.0	10	20.0	50	325,945	389,822
Year-to-date 2008	29	45.3	11	17.2	13	20.3	7	10.9	4	6.3	64	312,490	344,841
Oshawa													
February 2009	8	30.8	6	23.1	8	30.8	2	7.7	2	7.7	26	344,945	355,325
February 2008	18	40.0	12	26.7	7	15.6	8	17.8	0	0.0	45	318,990	331,266
Year-to-date 2009	21	35.6	14	23.7	12	20.3	10	16.9	2	3.4	59	334,900	348,205
Year-to-date 2008	44	44.4	22	22.2	14	14.1	17	17.2	2	2.0	99	318,990	330,246
Pickering													
February 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	691,100	687,630
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	603,850	602,817
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	630,500	642,221
Scugog													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2008	4	18.2	4	18.2	1	4.5	5	22.7	8	36.4	22	430,500	424,095
Year-to-date 2009	4	20.0	1	5.0	6	30.0	1	5.0	8	40.0	20	384,400	430,112
Year-to-date 2008	4	9.1	12	27.3	2	4.5	11	25.0	15	34.1	44	434,400	433,214
Whitby													
February 2009	7	22.6	13	41.9	4	12.9	2	6.5	5	16.1	31	329,900	388,118
February 2008	18	48.6	2	5.4	10	27.0	4	10.8	3	8.1	37	300,990	356,104
Year-to-date 2009	17	26.6	27	42.2	9	14.1	4	6.3	7	10.9	64	339,490	366,835
Year-to-date 2008	39	45.9	12	14.1	19	22.4	10	11.8	5	5.9	85	316,900	346,420

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2009	1	7.1	4	28.6	3	21.4	5	35.7	1	7.1	14	383,945	410,433
February 2008	6	14.6	12	29.3	6	14.6	3	7.3	14	34.1	41	369,900	432,750
Year-to-date 2009	5	11.1	13	28.9	12	26.7	12	26.7	3	6.7	45	353,900	384,852
Year-to-date 2008	15	15.2	33	33.3	18	18.2	7	7.1	26	26.3	99	364,990	410,268
Bradford West Gwillimbury													
February 2009	0	0.0	4	40.0	3	30.0	3	30.0	0	0.0	10	371,495	389,447
February 2008	2	8.7	12	52.2	6	26.1	1	4.3	2	8.7	23	342,900	373,860
Year-to-date 2009	3	8.3	13	36.1	12	33.3	8	22.2	0	0.0	36	350,000	365,169
Year-to-date 2008	9	14.5	30	48.4	17	27.4	4	6.5	2	3.2	62	340,990	352,854
Town of Mono													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	554,900	598,043
New Tecumseth													
February 2009	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
February 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2008	4	40.0	0	0.0	1	10.0	0	0.0	5	50.0	10	445,900	482,570
Orangeville													
February 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
February 2008	2	25.0	0	0.0	0	0.0	2	25.0	4	50.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2008	2	15.4	3	23.1	0	0.0	2	15.4	6	46.2	13	406,900	426,252
Toronto CMA													
February 2009	4	0.6	13	1.9	64	9.2	229	33.0	383	55.3	693	521,990	598,852
February 2008	21	2.1	64	6.4	165	16.6	329	33.1	414	41.7	993	467,900	556,906
Year-to-date 2009	16	1.0	44	2.7	190	11.8	530	32.9	829	51.5	1,609	508,500	573,859
Year-to-date 2008	36	1.9	164	8.6	333	17.5	598	31.4	771	40.5	1,902	458,990	539,546
Oshawa CMA													
February 2009	26	29.5	25	28.4	15	17.0	7	8.0	15	17.0	88	333,445	389,514
February 2008	44	41.9	19	18.1	22	21.0	17	16.2	3	2.9	105	318,990	342,060
Year-to-date 2009	57	32.9	52	30.1	27	15.6	18	10.4	19	11.0	173	333,990	367,125
Year-to-date 2008	112	45.2	45	18.1	46	18.5	34	13.7	11	4.4	248	315,945	339,556
Greater Toronto Area													
February 2009	29	3.7	34	4.3	77	9.8	241	30.6	407	51.6	788	508,990	583,847
February 2008	59	5.4	75	6.8	194	17.7	363	33.1	405	37.0	1,096	450,000	536,342
Year-to-date 2009	68	3.8	84	4.7	211	11.8	558	31.1	871	48.6	1,792	496,295	560,680
Year-to-date 2008	133	6.2	181	8.5	398	18.6	663	31.0	767	35.8	2,142	440,990	520,504

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2009

Submarket	Feb 2009	Feb 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	1,055,162	1,168,583	-9.7	980,019	1,102,276	-11.1
Toronto	1,461,643	1,205,610	21.2	1,469,240	1,158,659	26.8
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	922,429	1,024,524	-10.0
North York	1,068,775	1,462,773	-26.9	1,016,518	1,300,500	-21.8
Scarborough	--	--	n/a	492,775	429,098	14.8
York	--	--	n/a	--	--	n/a
York Region	557,795	508,831	9.6	551,526	501,270	10.0
Aurora	538,543	489,450	10.0	515,739	482,907	6.8
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	--	402,777	n/a	373,211	404,071	-7.6
King Township	--	--	n/a	--	--	n/a
Markham	524,674	484,834	8.2	555,808	467,640	18.9
Newmarket	382,420	--	n/a	383,158	463,203	-17.3
Richmond Hill	870,071	624,668	39.3	687,185	596,627	15.2
Vaughan	598,923	538,782	11.2	602,805	541,492	11.3
Whitchurch-Stouffville	519,608	463,382	12.1	502,033	445,699	12.6
Peel Region	555,560	459,244	21.0	501,834	444,390	12.9
Brampton	458,300	418,667	9.5	456,079	419,254	8.8
Caledon	--	--	n/a	--	1,072,727	n/a
Mississauga	939,867	643,914	46.0	688,783	615,531	11.9
Halton Region	644,854	523,101	23.3	614,162	532,645	15.3
Burlington	787,421	426,915	84.4	640,101	495,708	29.1
Halton Hills	--	544,620	n/a	--	454,544	n/a
Milton	476,146	394,617	20.7	458,423	398,498	15.0
Oakville	800,796	752,592	6.4	852,603	670,573	27.1
Durham Region	424,374	401,078	5.8	409,903	403,993	1.5
Ajax	471,313	489,357	-3.7	472,323	506,008	-6.7
Brock	--	--	n/a	--	--	n/a
Clarington	419,585	340,585	23.2	389,822	344,841	13.0
Oshawa	355,325	331,266	7.3	348,205	330,246	5.4
Pickering	--	687,630	n/a	602,817	642,221	-6.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	424,095	n/a	430,112	433,214	-0.7
Whitby	388,118	356,104	9.0	366,835	346,420	5.9
Remainder of Toronto CMA	410,433	432,750	-5.2	384,852	410,268	-6.2
Bradford West Gwillimbury	389,447	373,860	4.2	365,169	352,854	3.5
Town of Mono	--	--	n/a	--	598,043	n/a
New Tecumseth	--	--	n/a	--	482,570	n/a
Orangeville	--	--	n/a	--	426,252	n/a
Toronto CMA	598,852	556,906	7.5	573,859	539,546	6.4
Oshawa CMA	389,514	342,060	13.9	367,125	339,556	8.1
Greater Toronto Area (GTA)	583,847	536,342	8.9	560,680	520,504	7.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,314	10,360	11,878	36.3	343,632	-8.2	362,625
	February	4,116	-31.6	4,817	10,360	11,904	40.5	361,361	-5.4	362,423
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	26,769	-13.7		53,474			397,608	4.3	
	Q1 2009	N/A			N/A			N/A		
	YTD 2008	11,090	-7.2		23,242			378,571	4.5	
	YTD 2009	6,786	-38.8		20,720			354,386	-6.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
February 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	554	-4.6	816	1,558	1,532	53.3	243,652	-8.2	251,327
	February	770	-2.7	788	1,450	1,498	52.6	271,408	3.2	272,017
	March	824	-15.0	720	1,693	1,438	50.1	275,656	4.0	273,748
	April	989	-8.7	789	2,111	1,637	48.2	275,751	18.7	274,038
	May	1,051	-11.8	780	2,049	1,533	50.8	282,717	2.5	276,303
	June	966	-13.0	765	1,818	1,614	47.4	283,059	4.3	275,082
	July	892	-6.9	803	1,592	1,661	48.3	275,088	2.8	273,598
	August	746	-15.6	732	1,423	1,446	50.6	270,802	2.0	271,302
	September	755	4.7	788	1,720	1,592	49.5	268,291	-1.1	268,175
	October	576	-29.0	627	1,481	1,521	41.3	264,936	-3.2	265,590
	November	409	-41.1	502	1,075	1,470	34.1	268,902	-1.3	270,049
	December	265	-37.4	522	604	1,694	30.8	262,710	-3.9	270,417
2009	January	350	-36.8	512	1,348	1,317	38.9	257,095	5.5	265,589
	February	506	-34.3	516	1,212	1,260	40.9	263,838	-2.8	264,545
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	3,006	-11.2		5,978			280,535	7.7	
	Q1 2009	N/A			N/A			N/A		
	YTD 2008	1,324	-3.5		3,008			259,794	-1.6	
	YTD 2009	856	-35.3		2,560			261,081	0.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79	146.5	112.5	2,919	7.8	68.8	854
	February	627	5.00	5.79		113.2	2,912	8.3	68.9	850
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79	146.5	112.5	183.5	8.0	68.6	848
	February	627	5.00	5.79		113.2	181.2	8.2	67.7	851
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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